



**HUNTERS**<sup>®</sup>  
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20 Coniston House, Spinner Croft, The Spires  
Chesterfield, S40 2GD

# 20 Coniston House, Spinner Croft, The Spires, Chesterfield, S40

Offers In Region Of: £100,000

A large two double bedroom GROUND FLOOR apartment.

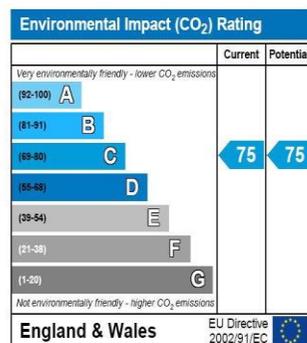
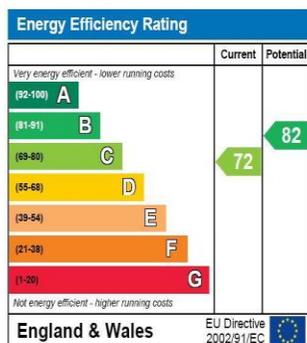
Situated within walking distance to the town centre, train station and leisure facilities.

Also has great links to the M1.

The spacious accommodation comprises: - communal entrance hall (with intercom), entrance hall, open plan living/dining room with bay window, fitted kitchen, two double bedrooms (both with fitted wardrobes), en-suite shower room/wc to the master bedroom and a separate combined bathroom/wc.

The property has double glazed windows, electric heating and allocated parking.

An internal inspection is highly recommended. LEASEHOLD.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## **TENURE**

We are advised that the property is LEASEHOLD. There are approx 143 years remaining on the lease. The ground rent is: £170 per annum and the service charge is: £90.24 per month which includes, building insurance and maintenance of the block and communal areas.

## **ENTRANCE HALL**

A communal entrance (with intercom) leads to the apartment entrance.

## **ENTRANCE HALL**

Providing access to the two bedrooms, bathroom, kitchen and the lounge/diner. With a wall mounted electric heater.

## **BEDROOM 1**

*4.03m (13' 3") x 2.69m (8' 10")*

Comprising a side facing uPVC double glazed window, an electric heater and power points. A door leads to the ensuite.

## **EN-SUITE**

Housing a white suite comprising a shower cubicle, low level w/c and a wash hand basin.

## **BEDROOM 2**

*3.78m (12' 5") at max x 3.02m (9' 11")*

Having a side facing uPVC double glazed window, a wall mounted electric heater and power points.

## **COMBINED BATHROOM/WC**

*2.08m (6' 10") x 2.08m (6' 10")*

Housing a white suite comprising a bath, low level w/c and a wash hand basin. With a Dimplex heater and an extractor fan.

## **KITCHEN**

*3.35m (11' 0") x 1.81m (5' 11")*

Having a range of fitted wall and base units, with complementary splashbacks and worksurfaces housing a stainless steel sink and side drainer. Benefiting from having a built-in electric oven, a fitted gas hob with an extractor unit over, plumbing for a washing machine and space for a fridge/freezer. With a side facing uPVC double glazed window, power points and an electric heater.

## **LOUNGE/DINER**

*6.59m (21' 7") x 4.97m (16' 4")*

Comprising a front facing uPVC double glazed bay window, an electric heater, television point and power points. Finished with spotlighting to the ceiling.

## **OUTSIDE**

There are communal grounds, allocated parking and visitor parking.

## **VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01246 540540

## **OPENING HOURS:**

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

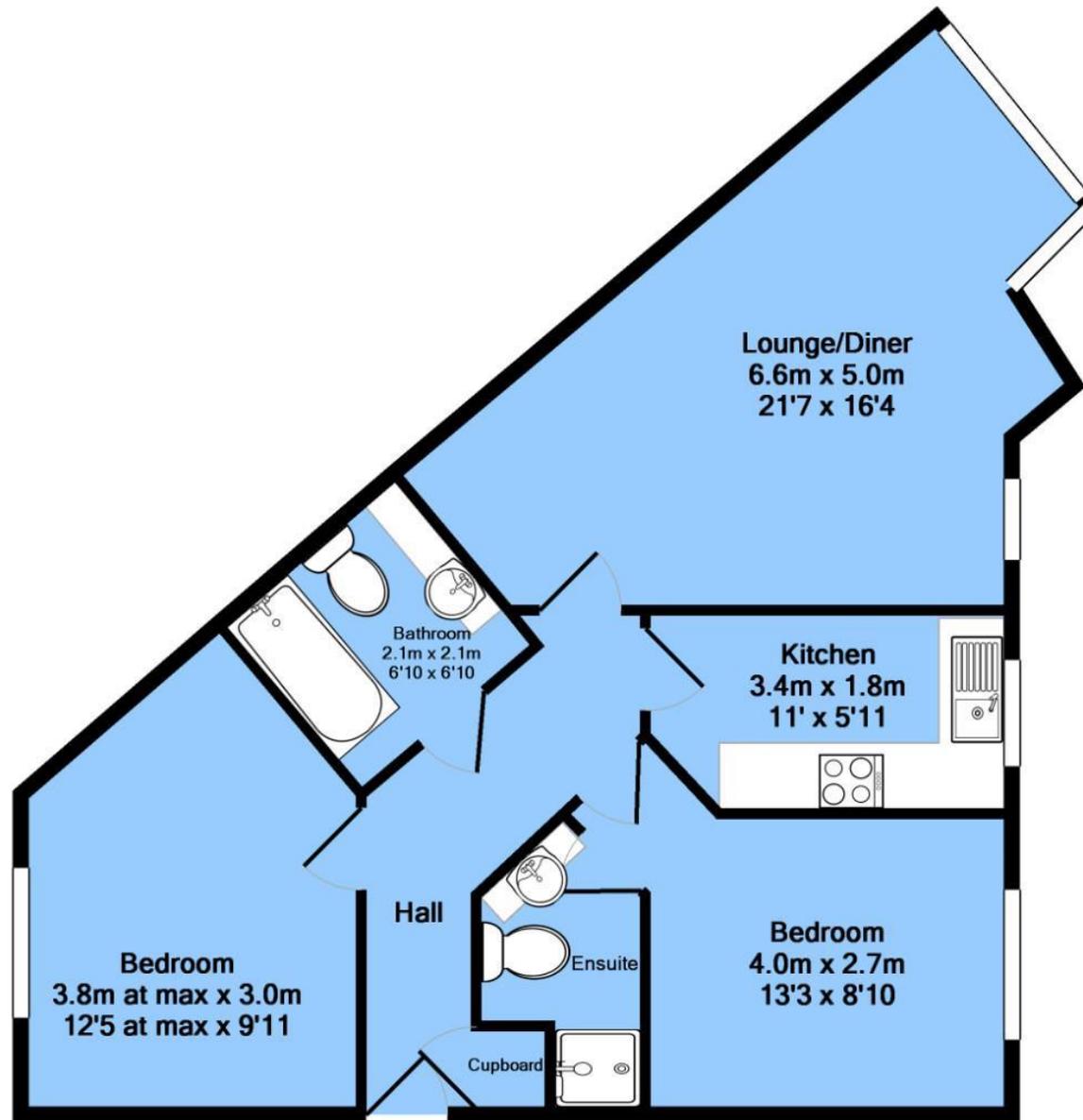
Sunday closed

## **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Measurements are approximate. Not to scale. Illustrative purposes only  
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